Index to

THE JOURNAL OF LAND & PUBLIC UTILITY ECONOMICS VOLUME XVII

February, 1941-November, 1941

LEADING ARTICLES

BARTON, FRANK L. The Interstate Commerce Commission Considers the Class-Rate Struc- ture	JONES, PHILIP E. New Settlement in the Delta of the Lower Mississippi Valley (John E. Mason and Joseph T. Elvove, co-authors)465-476 Kelso, Harold. "Navigable Waters" as a Legal Fiction
BOLDT, JOSEPH R., JR. Certification of Motor Common Carriers by the Interstate Commerce Commission (John J. George, coauthor)	Kennedy, William F. Regulation of Utility Servicing under the Holding Company Act of 1935: I. Achieving Servicing at Cost
(Marc J. Feldstein, co-author)	Law and Practice (H. R. Briggs, co-author)452-459 Osgood, Otis T. Some Observations on the Relation of Farm Land Tenure to Soil Erosion and Depletion
(Lyle C. Bryant, co-author)	SALTER, LEONARD A., JR. Subsurface Resources and Surface Land Economics (James Salisbury, Jr., co-author)
Commission (Joseph R. Boldt, Jr.) 82-91, 196-206 GREENE, LEE S. Industrial Location and Reconstruction in Great Britain	TIERNEY, JOHN L. War Housing: The Emergency Fleet Corporation Experience 151-164, 303-312 UNWIN, SIR RAYMOND. Land Values in Relation to Planning and Housing in the United States
Trucking Industry: A Survey	tive Land Development and Control
Tax Equalization	Defense Program on Housing
DEPARTMEN	T ARTICLES
Attacking Low Income Problems in Rural Areas of New York State	Corporate Taxes and Utility Assessment: A Rejoinder

Economies of Large-Scale Operation in the Trucking Industry	Geneseo Case Again
BOOK R	REVIEWS
ABRAMS, ERNEST R. Power in Transition	HOAGLAND, HENRY E. Real Estate Principles
SUBJECT	MATTER
SUBJECT	
A Accounting, public utility see Service companies Adkins, Sunshine Anthracite Coal Co. v	Blighted areas, delimitation of
Appraisal, real estate see Assessment, for tax equalization; Housing economics; Obsolescence, real property Assessment for tax equalization building appraisal, procedure in	C Capital, cost of see Financing, public utility Chicago Plan Commission see Blighted areas Chicago transit, design for London approach
В	employment possibilities, grading of
Bituminous Coal Act378	City of Geneseo v. Illinois Northern Utility Company . 247

City planning	Eminent domain
see Blighted areas; Housing authorities; Land	see Land acquisition
values; Urban disintegration	Erosion
Class-rate structure	see Land tenure; Soil conservation; Subsurface
ICC considers	resources
regionalized structure, elimination of 11	
revision, arguments pro and con 12	\mathbf{F}
Commonwealth & Southern system, integration of .431	Farm buildings
Competitive bidding375, 503	and productivity of crop land
Condemnation	condition of buildings167
see Land acquisition	data and methods165
Conservation	expense of upkeep168
see Land tenure; Land-use legislation; Soil conser-	farm income in relation to productivity and
vation; Subsurface resources	character of buildings169
	first cost of buildings
Consolidation, railroad295	
Corporate taxes	Farm problem
and utility assessment	flexible interest rates109
rejoinder117	price rigidities109
reply 115	taxes and ability to pay110
see also Tax equivalents	Farm tenancy
Counties	see Land tenure; Land-use legislation; Subsurface
see Police power for	resources
County land management233	Farms, changes in, 1935-40
County zoning	Federal Home Loan Bank system44, 96
see Land-use legislation; Police power	Federal Housing Administration41, 96, 357, 485
Crop land	Financing, public utility
see Farm buildings	in fourth quarter, 1940118
Cut-over land	in year, 1940120
see County land management; Grazing land; Re-	in first quarter, 1941249
settlement	in second quarter, 1941375
	in third quarter, 1941503
D	Flood control, and navigable waters398
	Forest land
Decentralization	see County land management; Grazing land;
see Rent control; Urban disintegration	
Defense housing	Land-use legislation; Resettlement
Emergency Fleet Corporation experience	France
accomplishments appraised308	see Road and rail transport
construction completed161	Franchises, limited term247
disposition of properties306	Freight rates
federal legislation and appropriations152	see Class-rate structure
financing, methods of	G
operation and rental policies	
permanent vs. temporary construction157	Gas utilities
post-war control304	see Holding company systems
write-off of excess war cost303	Geneseo, Illinois
insurance357	see Franchises
progress in	Germany
see also Housing; Priorities for housing	see Road and rail transport
Defense Housing Coordinator92, 486	Government, local
Depreciation, building	see Housing authorities; Tax exemption
see Assessment, for tax equalization; Obsolescence	Grade crossing elimination454
Depreciation accounting	Grazing land
see Reproduction-cost-of-service principle	cooperative development and control of
	cooperative grazing associations316
Drainage	experimental areas, results in315
see Land settlement; Navigable waters	fire, use of, in land clearing314
	land classification committees
E	Great Britain
Electric energy shortages	see Industrial location; Road and rail transport
war-time administration of	see muusinan location, Road and ran transport
factors involved	H
situation in 1941–42	Highways
Electric rates	see Land acquisition
see Electric utilities; Tax equivalents	Holding company systems
Electric utilities	integration of by SEC
residential demand, elasticity of	application to Commonwealth & Southern sys-
see also Electric energy shortages; Holding com-	application to North American system
pany systems; Industrial location; Tax equiva-	application to North American system 435
lents	application to UGI system427
Emergency Fleet Corporation	integration provisions of the act424

interests in other businesses427	comparative costs under various methods45
one-area interpretation425	condemnation by commissions45
single integrated system defined	county system of acquiring land45
see also Service companies	methods of determining values
Home financing	practices in Wisconsin and New York
current rate examined	value theories employed
interest rates, present structure of 40	Land classification
specialized treatment44	critique of NRPB report48
standardized treatment	see also Grazing land; Low income areas
standardized treatment	Land economics
gram, effect of	see Land classification; Subsurface resources
see also Defense housing, progress in; Housing	Land investment
Home Owners' Loan Corporation	see Urban disintegration
Housing	
effect of defense program on	Land planning
general governmental policies207	see Cities; County land management; Defense
government housing policies	housing, progress in; Industrial location; Land
incidence of governmental policies on housing	classification; Land-use legislation; Land values;
markets and facilities213	Police power; Resettlement; Soil conservation
see also Blighted areas; Building codes; Defense	Land policy
housing; Industrial location; Land values; Low	see Grazing land; Land classification; Land-use
rent areas; Priorities for housing; Rental data	legislation; Police power
Housing authorities	Land resources
	see Subsurface resources
and local government	Land settlement
comprehensive program through	new, in delta of Lower Mississippi
coordination with	costs to farmer468
fiscal administration	costs to public
personnel management284	costs to sellers
planning bodies284	farm organization, AAA, and credit problems 471
public policy generally	suggested programs472
prospects for improved coordination289	types of development and settlement467
Housing economics, definition of354	see also Resettlement; Subsurface resources
Housing, public	Land speculation
tax exemption for	see Land values; Urban land-value increments
Housing, rural	Land taxation, and subsurface resources388
see Land-use legislation	Land tenure
Housing priorities484	and soil erosion
Hydroelectric power, and navigable waters399	causal factors grouped by tenure420
	comparison of farm practices, limitations of410
I	differences shown by comparisons411
·	reasons for differences
Illinois Northern Utility Company, City of Geneseo v. 247	changes in, 1935-40
Income levels	see also Land-use legislation; Subsurface resources
see Real estate management	Land transfer, and subsurface resources
Industrial location	Land transfer stamp tax
and reconstruction in Great Britain	Land utilization
criticisms and proposals342	see Land classification; Land settlement; Police
governmental activities affecting334	
governmental intervention	power; Soil conservation; Subsurface resources
problems in	Land values
reconstruction, steps toward340	and planning and housing commercial density and
Insurance for defense housing357	commercial density and
Integration	
see Holding company systems	free land per family 7
Interest rate	nature of land values 3
see Farm problem	residential density and 2
Interstate Commerce Commission 82, 217, 292, 300	taxation and 6
see also Class-rate structure	see also Assessment, for tax equalization; Cities;
Irrigation, and navigable waters400	Real estate management; Subsurface resources;
and an Busic materials	Urban disintegration
	Land-use legislation, rural, in 1940
K	
Kansas City, Missouri	Lanham Act
see Assessment, for tax equalization; Obsolescence,	Local government
real property	see County land management; Police power; Re-
rear property	settlement
	London Passenger Transport Board327
L	
Land acquisition public	Los Angeles, California
Land acquisition, public	
basic principles behind eminent domain452	Low rent areas, characteristics of, in a high rent city 229

M	legislative unit
Madison, Wisconsin229	proposed statute, analysis of
Management companies, public utility	soil conservation districts as examples 20
see Service companies	for counties, constitutionality of
Mineral lands	see Real estate management; Urban disintegration
see Subsurface resources	Post-war conditions
Minnesota	see Defense housing; Housing; Industrial location
see Resettlement; Tax equivalents Mississippi delta	Price control
see Land settlement, new	see Public utility concept; Rent control
Mortgage financing	Priorities for housing
see Defense housing; Home financing; Housing;	Public ownership
Housing economics	see Tax equivalents
Motor Carrier Act of 1935112, 217, 297 Motor carriers	Public utilities
see Chicago transit; Road and rail transport;	see Chicago transit; Class-rate structure; Corpo-
Transportation Act of 1940; Trucking Industry	rate taxes; Electric energy shortages; Electric
Motor common carriers, certification of	utilities; Financing, public utility; Franchises;
common carrier, definition of 84	Holding companies; Industrial location; Land acquisition; Motor common carriers; Navigable
motor carriers in conjunction with railroads 89	waters: Public utility concept: Regulation.
relation of carrier to goods carried	waters; Public utility concept; Regulation, outlook in; Reproduction-cost-of-service prin-
relations between carrier and shipper 85 what carrier holds himself out to do 85	ciple: Road and rail transport: Service com-
factors in granting certificates	panies; Tax equivalents; Telephone utilities;
bona fide operation on June 1, 1935196	Transportation Act of 1940; Trucking industry
de novo operations200	Public utility concept and price regulation Sunshine Anthracite Coal case
Municipal utilities	Public Utility Holding Company
see Tax equivalents	Act of 193527, 171, 257, 423, 503
N	
National Housing Act357	R
Navigable waters as legal fiction	Railroads
navigability concept394	see Chicago transit; Class-rate structure; Corpo-
rationing a river	rate taxes; Road and rail transport; Transporta-
steps ahead403	tion Act of 1940
Neighborhood values	Range land see Grazing land
see Obsolescence, real property; Real estate man- agement	Rate of return
New York City	see Reproduction-cost-of-service principle
see Land values	Rates, public utility see Class-rate structure; Electric utilities; Repro-
New York State	see Class-rate structure; Electric utilities; Repro-
see Land acquisition; Low income areas	duction-cost-of-service principle; Telephone utilities; Transportation Act of 1940
North American system, integration of435	Rate-base
0	see Reproduction-cost-of-service principle
01 1	Rate-making, public utility
Obsolescence, real property building depreciation, guides to344	see Class-rate structure; Reproduction-cost-of-
income-type buildings, overimprovement of349	service principle; Telephone utilities; Transpor-
location and obsolescence345	tation Act of 1940 Real estate
residential buildings	see Assessment, for tax equalization; Housing;
overimprovement of	Obsolescence, real property; Rental data; Urban
underimprovement of	disintegration
see also Assessment, for tax equalization; Real estate management	Real estate management
Occupancy, real estate	organization of occupancy as approach to
Oil rights274	broader functions of
Oregon	research into occupancy
see Grazing land	Real estate market
P	see Rent control
	Reclamation, and subsurface resources390
Parking problem446 Philadelphia	Reconstruction, post-war
see Tax exemption	outlook in, under emergency
Police power, for land control	objectives
centralization and coordination of	procedures
administrative unit	see also Class-rate structure; Chicago Transit;
county as unit	Corporate taxes; Electric energy shortages;
illustrative draft statute	Franchises; Holding companies; Motor com-

mon carriers; Navigable waters; Public utility	Subsurface resources
concept; Reproduction-cost-of-service principle;	emergence of problem
Road and rail transport; Service companies;	effects on surface problems
Telephone utilities; Transportation Act of	land conservation and reclamation390
1940; Trucking industry	land settlement385
Rent control	land taxation388
effect on urban economy408	land utilization387
need for	land valuation and transfer275
proposed law evaluated407	land tenure277
see also Defense housing; Housing	extent of problem272
Rental data, need for better226	Sunshine Anthracite Coal Co. v. Adkins378
Reproduction-cost-of-service principle	
and public utility rates	T
application of 143	
comparison with other rate-making principles. 146	Tax delinquency
rate determination, basis of	see County land management; Land-use legisla-
reproduction cost of service, determination of . 142	tion; Low income areas; Resettlement
scope of	Tax equalization
Resettlement, Minnesota plan, progress under102	see Assessment for Tax equivalents
Right-of-way	of municipal electric utilities in
see Land acquisition	Minnesota
RFC Mortgage Co	electric rates
Road and rail transport	tax rates and debts
and organization of trucking industry	transfers and free services vs. taxes 60
American situation217	Tax exemption
France220	of real estate, in Philadelphia361
Germany222	see also Housing, public
Great Britain	Taxation, land
	see Assessment, for tax equalization; Farm prob-
Rural zoning	lem; Housing economics; Land-use legislation;
see Police power	Land values; Obsolescence; Subsurface re-
	sources; Tax exemption; Urban land-value
S	increments
Savings and loan associations	Taxation, public utility
Savings and loan associations see Home financing	see Corporate taxes; Tax equivalents
Securities and Exchange	Telephone utilities
Commission	regulation of handset telephones245
Service companies, public utility	Tenancy
achieving servicing at cost	see Farms; Land tenure; Land-use legislation
capital compensation as cost element 29	Transport CoControl-Arrow Carrier Corp112
expense, elements of	Transportation
mutual vs. subsidiary companies 34	see Chicago Transit; Class-rate structure; De-
uniform system of accounts	fense housing, Emergency Fleet Corporation experience; Industrial location; Land acquisi-
allocation of costs	experience; Industrial location; Land acquisi-
appraisal of methods182	tion; Motor common carriers; Navigable waters;
methods of allocation under regulation 184	Road and rail transport; Transportation Act of
policies adopted in Ebasco case	1940; Trucking industry; Urban disintegration
regulation after March, 1938174	Transportation Act of 1940
regulation prior to March, 1938170	amendments to motor carrier law297
general management companies172	amendments to railway law293
special service companies	miscellaneous provisions299
federal vs. state regulation of	regulation of water carriers297
administrative areas of	Trucking industry
state regulation, nature of	economics of scale in
through rate cases258	see also Motor common carriers; Road and rail
through statutory powers	transport
Slums	U
see Blighted areas; Low rent areas	
Soil conservation	United Gas Improvement system, integration of 427
philosophy of	Urban disintegration and land investment
see also Land-use legislation; Police power	experimentation444
Special assessments	fluid population
see Tax exemption	future prospects448
State-owned land103	parking446
Street railways	problem
see Chicago transit	problem in specific setting441
Strip mining274	Urban land
Subsidiary companies, public utility	see Assessment, for tax equalization; Cities; De- fense housing; Housing authorities; Housing
see Service companies	rense nousing; riousing authorities; riousing

economics; Land values; Low rent areas; Obso- lescence; Real estate management; Tax exemp- tion Urban land-value increments, taxation of	Valuation, public utility see Reproduction-cost-of-service principle Village of Heyworth v. Central Illinois, etc247
alternative proposals	w .
applicability to urban land	War
graduated farm land transfer tax	see Defense housing; Electric energy shortages; Housing; Industrial location; Priorities for housing; Regulation, outlook in; Rent control Water carriers see Navigable waters; Transportation Act of 1940 Water supply, and navigable waters
V	see County land management; Land acquisition
Valuation, land see Assessment, for tax equalization; Obsoles- cence, real property; Rental data; Subsurface resources	Z Zoning, rural see Police power

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACTS OF CONGRESS OF AUGUST 24, 1912, AND MARCH 3, 1933

Of Journal of Land and Public Utility Economics published quarterly at Menasha, Wisconsin for November 1941. State of Illinois, County of Cook.

Before me, a notary public in and for the State and county aforesaid, personally appeared Helen C. Monchow, who, having been duly sworn according to law, deposes and says that she is the Managing Editor of the *Journal of Land and Public Utility Economics* and that the following is, to the best of her knowledge and belief, a true statement of the ownership, management (and if a daily paper, the circulation), etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, as amended by the Act of March 3, 1933, and the statement of the ownership of Parallel and a Parallel and the statement of the ownership of the Act of March 3, 1933, and the statement of the ownership of the Act of March 3, 1933, and the statement of the ownership owne

date shown in the above caption, required by the Act of August 24, 1912, as amended by the Act of March 3, 1933, embodied in section 537, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are: Publisher Northwestern University, 337 East Chicago, Ill. Managing Editor, Helen C. Monchow, 337 East Chicago Ave., Chicago, Ill.

2. That the owner is: Northwestern University, 337 East Chicago Ave., Chicago, Ill.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent or more of total amount of bonds, mortgages or other securities are: None

total amount of bonds, mortgages, or other securities are: None

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fuduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, holders the person of the company as trustees, believe the person of the company as trustees. hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

HELEN C. MONCHOW, Managing Editor

Sworn to and subscribed before me this 9th day of December 1941.

[SEAL.]

270

67

361

12

Dorothy Jane Johnson (My commission expires 2-11-1942.)